

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

MANAGEMENT CERTIFICATE OF

HUNTERS CREEK ESTATES HOME OWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON§

Pursuant to Tex. Prop. Code chs. 202 and 209, including Tex. Prop. Code sec. 209.004(a-1), the undersigned officer of Hunters Creek Estates Home Owners Association, also known as Hunters Creek Estates Homeowners Association, Inc., the property owners' association for Hunters Creek Estates, a residential subdivision in Friendswood, Galveston County, Texas, (the "Subdivision") submits this Management Certificate of Hunters Creek Estates Home Owners Association.

1. The name of the Subdivision is Hunters Creek Estates.

2. The name of the association for the Subdivision is Hunters Creek Estates Home Owners Association, also known as Hunters Creek Estates Homeowners Association, Inc. ("Association").

3. The plat for the Subdivision was recorded under Plat Record 2004-A, Map Nos. 130-131, Galveston County Clerk's Instrument No. GAC2004053274, Official Public Records of Galveston County, Texas, said plat having been vacated and abandoned per instrument recorded at Galveston County Clerk's File No. GAC2009005428, Official Public Records of Galveston County, Texas, an Amended Final Plat of Hunters Creek Estates recorded at Plat Record 2009A, Maps Nos. 11 and 12, Galveston County Clerk's Instrument No. GAC2009005429, Official Public Records of Galveston County, Texas, a partial amended plat of Lot Twenty-Nine (29), in Block One (1), of the Subdivision recorded at Plat Record 2009A, Map No. 95, Galveston County Clerk's Instrument No. GAC2009058499, Official Public Records of Galveston County, Texas, and a partial amended plat of Lot Twenty-Seven (27), in Block One (1), of the Subdivision recorded at Plat Record 2009A, Map No. 96, Galveston County Clerk's Instrument No. 2009058500, Official Public Records of Galveston County, Texas.

4. The Declaration for the Subdivision has been recorded in the Real Property Records of Galveston County, Texas, under Galveston County Clerk's Instrument No. GAC2004053275, Official Public Records of Galveston County, Texas, and the Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for the subdivision has been recorded in the Real

Property Records of Galveston County, Texas under Galveston County Clerk's Instrument No. GAC2009066659, Official Public Records of Galveston County, Texas, and the foregoing documents are hereinafter referred to collectively as "Declaration".

5. The Articles of Incorporation and By-laws of the Association are attached to that certain Management Certificate of Hunters Creek Estates Home Owners Association recorded in the Official Public Records of Galveston County, Texas under County Clerk's Instrument Number 2009068779. A true and correct copy of the Amendment to the Bylaws of Hunters Creek Estates Home Owners Association is attached to that certain Management Certificate recorded at Galveston County Clerk's Instrument No. 2021019386.

6. The Hunters Creek Landscape Standards previously approved by the Architectural Control Committee of the Association and as ratified by the Board of Directors of the Association and on behalf of the Association are attached to that certain Management Certificate of Hunters Creek Estates Home Owners Association recorded in the Official Public Records of Galveston County, Texas under County Clerk's Instrument Number 2009068779.

7. The notice address for the Association and the Architectural Control Committee of the Association as set forth in paragraph 12.01(a) of the Declaration is no longer correct and should, instead, read as: The contact information of the Association, and that of the person managing the Association, is c/o LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217, attn: Jordan Cook; jcook@lpidev.net; (281) 947-8675, lpipropertymanagement.com. The current transfer fee for the transfer of any Lot in the Association is \$200.00.

8. That certain Delinquency Collection Policy attached to that certain Management Certificate of Hunters Creek Estates Home Owners Association recorded in the Official Public Records of Galveston County, Texas under County Clerk's Instrument Number 2009068779 is hereby revoked.

9. The current Document Retention Policy, and Document Production and Copying Policy are attached to that certain Management Certificate recorded in the Official Public Records of Galveston County, Texas under County Clerk's Instrument No. 2013075912.

10. The current Delinquency Collection Policy is attached to that certain Management Certificate recorded at Galveston County Clerk's Instrument No. 2021019386. A true and correct copy of the current Rental and Lease Policy is attached to that certain Management Certificate recorded at Galveston County Clerk's Instrument No. 2021042577.

11. True and correct copies of the current Delinquency Collection Policy, Alternative Payment Schedule Policy, Collection Referral Policy, Rental and Lease Policy, Architectural Review Authority and Appeals Policy, Bid Solicitation Policy, Deed Restriction Violation Dispute Policy and Architectural and Design Guidelines are attached hereto. Any document previously adopted by the Association of the same name is hereby revoked.

Signed this 31st day of January, 202~~1~~².

HUNTERS CREEK ESTATES HOME OWNERS
ASSOCIATION, INC.

By: Sidney A Lacombe
Name: SYDNEY A LACOMBE
Title: BOARD MEMBER

STATE OF TEXAS §
 §
COUNTY OF Galveston §

This instrument was acknowledged before me on the 31st day of January, 202~~1~~² by Sidney Lacombe, Director of Hunters Creek Estates Home Owners Association, a Texas non-profit corporation, on behalf of said non-profit corporation.

TBN
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Carl Jay Quezada
Quezada Law Firm, P.C.
106 E. Willowick
Friendswood, Texas 77546

